

2023/2024



School Facilities Need Analysis

Prepared Pursuant to Government

Code Section 65995 et. Seq.

May 5, 2023

Hesperia Unified School District



A division of California Financial Services

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I. Introduction

Proposition 1A, the Class Size Reduction Kindergarten-University Public Education Bonds Act of 1998 was approved by the voters of California on November 3, 1998. The approval of Proposition 1A triggered the implementation of certain provisions of Senate Bill 50 (“SB 50”) of the Leroy F. Greene School Facilities Act of 1998. Included in the provisions of SB 50, was the authorization for school districts to adopt alternative school facilities fees (“Alternative Fees”) to be levied on residential development within the school district’s boundaries (Government Code Sections 65995.5, 65995.6 and 65995.7). The intent of SB 50 was the State would provide 50 percent of the funds required for new school projects matched by 50 percent funding from local school district funds. Local funds would be generated by school districts through the imposition of either Statutory School Fees or Alternative School Fees on new development. The funding amounts provided by SB 50 do not include funding for interim facilities or central administration and support facilities.

Statutory School Fees (Level I Fees)

Under SB 50, Statutory School Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995, also referred to as Level I Fees, remain in effect. Currently, the maximum level of fee that may be imposed by unified school districts (Grades K-12) is \$4.79 per square foot of new residential construction and \$0.78 per square foot of new commercial/industrial construction. These fees were last adopted by the State Allocation Board (“SAB”) at its February 23, 2022 meeting and may be increased every two (2) years according to an inflation adjustment. This School Facilities Needs Analysis (“SFNA”) does not include an analysis of the Statutory School Fees; however, information regarding Statutory School Fees can be found in the school district’s Fee Justification Study.

Alternative No. 2 Fee (Level II Fee)

Alternative No. 2 Fees are calculated pursuant to Government Code Section 65995.5(c). The formula for calculating the Alternative No. 2 Fee can be generally described as the number of unhoused students identified in the SFNA, multiplied by the per pupil grant amount, plus 50 percent of the sum of site acquisition and development costs, less surplus property or proceeds thereof if any, less local funds which have been dedicated for facilities construction, divided by the

projected total square footage of residential units anticipated to be constructed during the next five (5) years.

The requirements to levy the Alternative No. 2 Fee are generally as follows:

- The school district has been deemed eligible by the State to receive funding for new construction project (“State Funding”),
- The school district satisfies two (2) of the four (4) statutory requirements set forth in Government Code Section 65995.5(b)(3).
- The school district has adopted the Alternative No. 2 Fee pursuant to Government Code Section 65995.5.

Alternative No. 3 Fee (Level III Fee)

During periods when the SAB is no longer approving apportionments for new construction due to a lack of funds, the Alternative No. 3 Fee may be imposed by a school district, subject to the suspension of Alternative No. 3 Fees as set forth in Government Code Section 65995.7(a)(3). Alternative No. 3 Fees are calculated pursuant to Government Code Section 65995.7. The formula for calculating the Alternative No. 3 Fees can generally be described as being equal to twice the Alternative No. 2 Fee less the full amount of local funds dedicated by the school district to provide school facilities to accommodate students generated from new growth, including any commercial and industrial fees collected.

The requirements to levy the Alternative No. 3 Fee are generally as follows:

- State Funding is not available per Government Code Section 65995.7(a)(2).
- The school district has adopted the Alternative No. 3 Fee pursuant to Government Code Section 65995.5.

Government Code Section 65995.6 requires a school district wishing to impose Alternative Fees to prepare a school facility needs analysis and outlines the requirement for such analysis.

The purpose of this SFNA is to provide the information necessary to satisfy the requirements for the imposition of Alternative Fees, pursuant to Government Code Section 65995.6, by the Hesperia Unified School District (the “District”).

II. Eligibility to Collect Alternative

Pursuant to Government Code Section 65995.5, in order to levy Alternative Fees, Hesperia Unified School District (“District”) must conduct a SFNA pursuant to Government Code Section 65995.6 and meet the following eligibility requirements.

A. Eligibility to Receive State Funds

Pursuant to Government Code Section 65995.5(b)(1) a school district must make a “timely application” to the SAB for new construction funding and be determined to have eligibility.

The District prepared and submitted initial SAB Forms 50-01, 50-02 and 50-03 and requested an Eligibility Determination for new construction funding on July 17, 2003. On October 22, 2003, the Eligibility Determination of the District was approved by the SAB. The District has periodically submitted updated SAB Forms 50-01, 50-02 and 50-3. The most recently submitted SAB Forms 50-01, 50-02 and 50-03 are incorporated herein as Exhibit A.

The District’s current eligibility for new construction funding is listed in Table 1. The District’s most current Eligibility Determination has been incorporated herein as Exhibit B.

Table 1
State Eligibility

School Level	Eligibility
Elementary School (Grades K-6)	8,636
Middle School (Grades 7-8)	2,157
High School (Grades 9-12)	6,089
Non-Severe Special Day Class	98
Severe Special Day Class	363

B. Statutory Requirements

Pursuant to Government Code Section 65995.5(b)(3) a school district must satisfy at least two (2) of the following requirements:

1. The school district has a “substantial enrollment”, as defined in Government Code Section 65995.5(b)(3)(A), of its students on a multi-track year-round schedule. *The District does not satisfy this criterion.*
2. The school district has placed on the ballot in the previous four years a local general obligation bond to finance school facilities and the measure received at least 50 percent plus one of the votes cast. *The District does not satisfy this criterion.*
3. The school district meets one of the following:
 - a. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 15 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the school district’s general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners prior to November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
 - b. The school district has issued debt or incurred obligations for capital outlay in an amount equivalent to 30 percent of the school district’s local bonding capacity, including indebtedness that is repaid from property taxes, parcel taxes, the district’s general fund, special taxes levied pursuant to Section 4 of Article XIII A of the California Constitution,

special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of registered voters, special taxes levied pursuant to Chapter 2.5 (commencing with Government Code Section 53311) of Division 2 of Title 5 that are approved by a vote of landowners after November 4, 1998, and revenues received pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

In each case indebtedness or other obligations to finance school facilities to be owned, leased, or used by the school district, that are incurred by another public agency, shall be counted for the purpose of calculating whether the school district has met the debt percentage requirement contained herein.

The District satisfies this criterion. Currently the School District has a total of \$95,116,000 in Certificates of Participation outstanding and \$7,925,000 in Special Tax Bonds issued by the District's Community Facilities Districts. This equates to 45.35 percent of the District's statutory bonding capacity. A detailed calculation has been included as Exhibit C.

4. The school district has at least 20 percent of the teaching stations within the school district in relocatable classrooms. *The District satisfies this criterion. The District has determined that this Statutory Requirement has been satisfied. The District currently has a total of 579 permanent classrooms and 583 relocatable classrooms. This equates to a 50.17 percent relocatable classroom utilization rate.*

III. Projected Unhoused Students

Pursuant to Government Code Section 65995.6(a) the District shall project the number of unhoused students to be generated by new residential units over the next five (5) years (“Unhoused Students”). In order to project the number of Unhoused Students this SFNA (i) identifies the number of new residential units expected to be built within the District over the next five (5) years (“Future Units”), (ii) calculates the historical student generation rates for new residential units, (iii) calculates the total number of students expected to be generated by the identified development, (iv) identifies any surplus capacity that is available to house the increased enrollment, and (v) calculated the number of Unhoused Students, if any, projected as a result of new development.

A. Projected Residential Development

In order to estimate the number of Future Units to be constructed over the next five (5) years *KeyAnalytics*, a division of California Financial Services (“*KeyAnalytics*”) relied on information compiled on behalf of the Cities of Hesperia and Victorville and the County of San Bernardino (collectively, Planning Agencies”) as well as conversations with developers in the area. *KeyAnalytics* shared these assumptions with each of the Planning Agencies and all feedback has been incorporated. Please see Exhibit D for the development confirmations from the Planning Agencies.

Pursuant to Government Code Section 65995.6(a) residential units have been separated into the following categories:

1. **Single Family Detached (“SFD”)** – Units are stand-alone structures on their own lot with a unique Assessor’s parcel number.
2. **Single Family Attached (“SFA”)** – Units share common walls, usually on both sides of the property, where each is assigned a unique Assessor’s parcel number (e.g., townhomes, condominiums, duplexes).
3. **Multifamily (“MFA”)** – Units share common walls in a building or structure designed to house several families in separate housing

units. All units are on the same lot with one Assessor's parcel number (e.g., apartments).

A total of 3,271 Future Units are expected to be built within the next five (5) years. Of these Future Units, 233 have already mitigated their impact on the District through participation in a Community Facilities District formed by the District. Table 2 summarizes the planned Future Units.

Table 2
Future Units

Unit Type	Non-Mitigated Units	Mitigated Units	Total
Single Family Detached (SFD)	2,778	233	3,011
Single Family Attached (SFA)	0	0	0
Multifamily (MFA)	260	0	260
Total	3,038	233	3,271

B. Student Generation Rates

To calculate the Student Generation Rates, in accordance with Government Code Section 65995.6(a), *KeyAnalytics* first identified the residential units constructed within the District over the previous five (5) years and categorized these units by the unit types listed above. To identify these residential units *KeyAnalytics* has relied on information provided by the County of San Bernardino Assessor's office. After identifying the residential units, a database of all the students enrolled in the District was compared to determine the number of students residing within a residential unit constructed over the previous five years.

After reviewing the units constructed within the District over the previous five years, *KeyAnalytics* determined there was not a sufficient number of units built to calculate reliable Student Generation Rates for residential development in the category of Single Family Attached. Tables 3A and 3B show the calculation of Student Generation Rates for the categories of Single Family Detached and Multifamily Units.

Table 3A
Student Generation Rates
Single Family Detached Units

Grade Level	SFD Units	Students Matched	Match Rate
Elementary School (Grades K-6)	1,248	484	0.3878
Middle School (Grades 7-8)	1,248	139	0.1114
High School (Grades 9-12)	1,248	235	0.1883
Total	1,248	858	0.6875

Table 3B
Student Generation Rates
Multifamily Units

Grade Level	MFA Units	Students Matched	Match Rate
Elementary School (Grades K-6)	360	34	0.0944
Middle School (Grades 7-8)	360	11	0.0306
High School (Grades 9-12)	360	20	0.0556
Total	360	65	0.1806

C. Projected Student Enrollment

To project the number of students to be generated by Non-Mitigated Future Units, the number of Non-Mitigated Future Units listed in Table 2 were multiplied by the SGRs listed in Tables 3A and 3B. The resulting projected student enrollment is listed in Tables 4A, 4B, 4C and 4D.

Table 4A
Projected Student Enrollment
Elementary School (Grades K-6)

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	2,778	0.3878	1,077
Single Family Attached (SFA)	0	0.0833	0
Multifamily (MFA)	260	0.0944	25
Total	3,038	NA	1,102

Table 4B
Projected Student Enrollment
Middle School (Grades 7-8)

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	2,778	0.1114	309
Single Family Attached (SFA)	0	0.0476	0
Multifamily (MFA)	260	0.0306	8
Total	3,038	NA	317

Table 4C
Projected Student Enrollment
High School (Grades 9-12)

Unit Type	Non-Mitigated Future Units	Student Generation Rate	Projected Enrollment
Single Family Detached (SFD)	2,778	0.1883	523
Single Family Attached (SFA)	0	0.1546	0
Multifamily (MFA)	260	0.0556	14
Total	3,038	NA	537

Table 4D
Projected Student Enrollment
Total

School Level	Total
Elementary School (Grades K-6)	1,102
Middle School (Grades 7-8)	317
High School (Grades 9-12)	537
Total	1,956

D. Excess School Facilities Capacity

In accordance with Government Code Section 65995.6(b)(2) the District must identify and consider the extent to which projected enrollment growth may be accommodated by excess capacity in existing facilities.

The current capacity of the District's facilities, as determined pursuant to Education Code Section 17071.25 is 21,836 students (see Exhibit E). Based on data for School Year 2022/2023 the current enrollment of the District is 22,962 students. Table 5 compares the District's current capacity and enrollment at each school level.

Table 5
Current Capacity Vs. Enrollment

School Level ^[1]	Current Classroom Capacity ^[2]	2022/2023 Student Enrollment	Excess/ (Shortage) Capacity
Elementary School (Grades K-6)	10,025	11,788	(1,763)
Middle School (Grades 7-8)	4,043	3,442	601
High School (Grades 9-12)	7,768	7,732	36
Total	21,836	22,962	(1,126)

[1] The School District operates elementary schools that serve the K-5 and middle schools that serve grades 6-8. To compare capacity and enrollment consist with SAB form 50-02, the School District's level configuration have been altered in this section.

[2] See Exhibit B for SAB form 50-02 and Exhibit E for the School Facilities Capacity Calculation.

As shown in Table 5, the current and funded capacity of the District's facilities exceeds the current student enrollment at the middle school and high school grade levels. This excess capacity will be utilized by the District to house students generated by new development expected to occur within the District during the next five (5) years as well as development expected to occur beyond this five-year period.

Since the projected unhoused students exceeds the current classroom capacity at the Elementary School grade level the District has no excess facilities to house the projected student enrollment generated within these grades. Table 6 shows the allocation of excess capacity between

students to be generated in the next five (5) years and those to be generated beyond the five-year period.

Table 6
Allocation of Excess Capacity
Among Future Residential Development

School Level	Excess Facilities Capacity	Allocation of Excess Capacity ^[1]	
		Development After Five (5) Year Period	Future Units ≤ Five (5) Years
Elementary School (Grades K-6)	0	0	0
Middle School (Grades 7-8)	601	493	108
High School (Grades 9-12)	36	30	6

[1] See Exhibit F for a more detailed analysis.

Additionally, a portion of the excess capacity allocated to the next five (5) years must be allocated between Non-Mitigated Future Units and Mitigated Future Units. Table 7 shows the number of students expected to be generated by Mitigated Future Units and the allocation of excess capacity between students to be generated by Non-Mitigated Future Units and Mitigated Future Units.

Table 7
Allocation of Excess Capacity
Among Mitigated and Non-Mitigated Future Units

School Level	Excess Capacity Allocated to Future Units	Allocation of Excess Capacity ^[1]	
		Mitigated Future Units	Non-Mitigated Future Units
Elementary School (Grades K-6)	NA	NA	NA
Middle School (Grades 7-8)	108	9	99
High School (Grades 9-12)	6	0	6

[1] See Exhibit F for a more detailed analysis.

E. Projected Unhoused Students

By comparing the projected student enrollment over the next five (5) years listed in Table 4D with the applicable excess capacity identified in Table 7, *KeyAnalytics* has identified the number of students for which the District will need to construct new facilities (“Unhoused Students”). Table 8 outlines the calculation of Unhoused Students.

Table 8
Projected Unhoused Students
from Non-Mitigated Future Units

School Level	Projected Enrollment	Allocated Excess Capacity	Projected Unhoused Students
Elementary School (Grades K-6)	1,102	0	1,102
Middle School (Grades 7-8)	317	99	218
High School (Grades 9-12)	537	6	531

To identify the cost associated with constructing facilities to house these Unhoused Students, this Report must estimate the number of Unhoused Students expected to have exceptional needs. For the 2022/2023 school year, approximately 0.38% of the District’s enrollment requires services requiring Special Day Class – Severe facilities and approximately 3.74% requires services requiring Special Day Class – Non-Severe facilities as defined in Section 1859.71.1 of the SAB Regulations. Table 9 shows the allocation of Unhoused Students based on these percentages.

Table 9
Unhoused Students by
Facilities Type

School Level	Projected Enrollment	Allocated Excess Capacity	Projected Unhoused Students
Elementary School (Grades K-6)	1,057	0	1,057
Middle School (Grades 7-8)	304	99	205
High School (Grades 9-12)	515	6	509
Special Day Class - Severe	7	0	7
Special Day Class - Non-Severe	73	0	73

IV. Surplus School Sites and Local Funds

In addition to identifying and considering the extent to which projected enrollment growth may be accommodated by Excess Capacity in existing facilities, Government Code Section 65995.6(b)(3) requires the District to (i) “identify and consider any surplus property owned by the school district that can be used as a school site or that is available for sale to finance school facilities” (“Surplus Property”) and (ii) identify and consider any other local sources of funds available to “finance the construction or reconstruction of school facilities needed to accommodate any growth in enrollment attributable to the construction of new residential units” (“Surplus Funds”).

A. Surplus School Sites

The District currently possesses two (2) elementary school sites. These properties are currently planned to be utilized by the District for future school facilities. However, these school facilities will be utilized to house elementary students to meet the current elementary school facility shortfall.

B. Local Funds

To comply with Section 65995.6(b) the District identified and considered the following sources of local funds.

- 1. General Obligation Bonds** - General obligation bonds (“GO Bonds”) are issued by school districts where voters have approved a bond ballot measure. There are two types of bond measures: a traditional measure which requires a 2/3 voter approval rate and a Proposition 39 measure which requires a 55% voter approval rate. When voters approve a bond measure, they are authorizing the school district to issue a specified amount of bonds and agreeing to repay those bonds through whatever property tax levies are necessary. Outstanding bonds are limited to 1.25% of assessed values for elementary and high school districts and 2.5% of assessed values for unified school districts and community college districts. Proposition 39 bonds have limitations in the form of a legal maximum on annual projected tax levy of \$30 per \$100,000 of assessed valuation for elementary and high school

districts and \$60 per \$100,000 of assessed valuation for unified school districts.

The District has not issued any recent GO Bonds.

- 2. Community Facilities Districts** - The Mello-Roos Community Facilities Act provides an alternative method for public agencies to fund facilities with useful lives of five years or more. The CFD is a financing entity through which a local government is authorized to levy special taxes to pay debt service on issued bonds or to pay for the direct construction of facilities. A two-thirds vote of the qualified voters is required to form the CFD.

The District has formed four (4) CFDs on specific residential development projects as an alternative to paying mitigation payments. None of the special tax bond proceeds from these CFDs will be available to offset the costs of impacts on any residential units constructed outside the boundaries of the CFD. Additionally, the District will not be permitted to collect additional statutory fees, mitigation payments, or Alternative Fees from the units located within the CFDs, none were these units from the CFDs considered in calculating the Alternative Level 2 and Alternative No. 3 fees.

- 3. Redevelopment Pass-Through Payments** - California redevelopment law allows school districts to share tax increment income via pass-through agreements with local redevelopment agencies. The passage of AB X1 26 eliminated redevelopment agencies as of February 1, 2012 and replaced them with successor agencies. Though redevelopment agencies have been eliminated, local educational agency's pass-through entitlements remain.

The District currently has a pass-through agreement with the Redevelopment Agencies of the City of Hesperia and the Victor Valley Economic Development Authority. Funds received from the Redevelopment Agencies have been pledged to the repayment of the outstanding COPs and are not available to offset the impacts from Future Units.

- 4. Commercial/Industrial School Fees** - Education Code Sections 17620 et seq. gives school districts the authority to collect Statutory School Fees from commercial/industrial development if a justification study is prepared and certain nexus findings are made. Section 65995.5(c)(2) requires the District to identify and consider Local Funds, which includes Commercial/Industrial Statutory School Fees, and to subtract such funds from the total impact created by Future Units, if such Statutory School Fees are available.

Based on the amount of recent collections, the District expects to collect approximately \$600,000 in Commercial/Industrial Statutory School Fees over the next five-year period. This amount will be available to house projected Unhoused Students.

- 5. Identification of Surplus Local Funds-** As noted in Section III, the District currently has 1,763 unhoused elementary school students. Based on the per student costs calculated in Exhibit G, these existing unhoused students have a cost impact to the District of \$103,238,134.

Over the next five (5) years, the District will also need to construct school facilities to house students to be generated from Future Units. Using the per student costs calculated in Exhibit F, the cost impact of providing school facilities to house the 1,851 projected Unhoused Students identified in Section III will have a cost impact of \$133,281,066. Table 10 shows a summary of the school facilities needs of the District.

Table 10
School Facilities Impact

Item	Amount
Current Unhoused Student Impact	\$103,238,134
Future Unhoused Student Impact	133,281,066
Total	\$236,519,200

The District has identified local funds that can be utilized. In addition, the District plans to pursue State funding for the construction of school facilities to house students generated by existing residential development and Future Units. Additionally, based on Table 18 of this SFNA, the District can expect to receive \$40,439,583 from Alternative No. 2 Fees on new residential development. Table 11 summarizes potential funding sources for the school facilities needs identified.

Table 11
Identified Funding Sources

Item	Amount
Available GO Bond Proceeds	\$0
Surplus School Sites ^[1]	782,000
Projected Commercial/Industrial School Fees	600,000
State Funding for Current Unhoused Students	30,332,119
State Funding for Projected Unhoused Students	30,892,778
Projected Alternative No. 2 Fees	40,439,583
Total	\$103,046,481

[1] Based on recent appraisals of the District's surplus sites completed by the School District.

As shown in Table 12, when accounting for the current and future school needs of the District, there is currently a \$133,472,720 funding shortfall.

Table 12
School Facilities Funding Shortfall

Item	Amount
School Facilities Needs	\$236,519,200
Local Funding Sources	(103,046,481)
Total	\$133,472,720

V. Alternative No. 2 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 2 Fee.

A. Alternative No. 2 Fee School Facilities Costs

To calculate the maximum Alternative No. 2 Fee, Government Code Section 65995.5(c)(1) requires the District to multiply the number of Unhoused Students by the appropriate grant amounts provided in Education Code Section 17072.10(a) and the site acquisition and site development costs determined pursuant to Government Code Section 65995.5(h).

- 1. New Construction Grants** - Government Code Section 65995.5(c)(1) requires the District utilize the appropriate amounts provided in Education Section 17072.10 (a) to identify the cost of constructing new facilities. The new construction grant amounts specified in Education Code Section 17072.10(a) were adjusted by the SAB on January 25, 2023. Table 13 outlines the updated New Construction Grant amounts.

Table 13
SAB New Construction Grants

School Level	Per-Pupil Construction Grant	Auto Alarm and Fire Sprinkler System Grant	General Site Development Grant	Total Per-Pupil Grant
Elementary School (Grades K-6)	\$14,623	\$262	\$1,338	\$16,223
Middle School (Grades 7-8)	15,466	315	1,339	17,120
High School (Grades 9-12)	19,679	342	1,278	21,299
Special Day Class - Severe	44,911	976	NA	45,887
Special Day Class - Non-Severe	30,036	624	NA	30,660

- 2. Site Acquisition and Development Costs** - Government Code Section 65995.5(c)(1) permits the calculation of Alternative No. 2 Fee to include site acquisition and site development cost determined pursuant to Government Code Section 65995.5(h). Based on a recent appraisal of property within the District, the

District believes that \$96,000 per acre for site acquisition at all school levels is a reasonable estimate for site acquisition. As for site development, the District estimates the cost to be approximately \$241,062 per acre for Elementary School Facilities, \$253,180 for Middle School Facilities and \$436,602 for High School Facilities (at all school levels the site development cost was taken from the School Facilities Needs Analysis prepared in 2021 and adjusted by the annual change in the State Allocation Board Index). Table 14 lists the total estimated site acquisition costs and site development costs of the School District in accordance with Section 65995.5(h).

Table 14
Site Acquisition and Development Costs

School Level	Recommended Site Size	Site Acquisition Cost ^[1]	Site Development Cost ^{[1][2]}	Total Site Cost
Elementary School (Grades K-6)	12.6	\$1,209,600	\$3,037,381	\$4,246,981
Middle School (Grades 7-8)	16.7	1,603,200	4,228,106	5,831,306
High School (Grades 9-12)	44.6	4,281,600	19,472,449	23,754,049

[1] The site acquisition and site development costs are equal to the per acre costs listed above multiplied by the number of acres.

[2] Site development cost has been estimated using the information from 2021 School Facilities Needs Analysis and escalated by the State Allocation Board Index.

3. School Facility Needs - The number of school facilities needed as a result of Non-Mitigated Future Units is calculated by dividing the total number of projected Unhoused Students at each grade level by the appropriate facility capacity. Table 15 outlines the school facilities needed to house the projected Unhoused Students.

Table 15
School Facilities Needed

School Level	Projected Unhoused Students	Facility Capacity	Facilities Needed
Elementary School (Grades K-6)	1,057	737	1.4342
Middle School (Grades 7-8)	205	1,017	0.2016
High School (Grades 9-12)	509	2,200	0.2314

- 4. Total Alternative No. 2 Fee School Facilities Cost** - To calculate the school facilities cost that may be included in the Alternative No. 2 Fee the Total Cost Per Facility is multiplied by the school facilities needed. This amount is then multiplied by fifty percent, resulting in the Alternative No. 2 Fee School Facilities Cost. Table 16 outlines the calculation of the Alternative No. 2 Fee School Facilities Cost.

Table 16
Total Alternative No. 2 Fee
School Facilities Cost

School Level	Facilities/ Seats Needed	Cost Per Facility/Seat	Total Cost
Site Cost			
Elementary School (Grades K-6)	1.4342	\$4,246,981	\$6,091,020
Middle School (Grades 7-8)	0.2016	5,831,306	1,175,591
High School (Grades 9-12)	0.2314	23,754,049	5,496,687
Total - Site Cost			\$12,763,299
Construction Cost ^[1]			
Elementary School (Grades K-6)	1,057	\$32,446	\$34,295,165
Middle School (Grades 7-8)	205	\$34,241	\$7,019,336
High School (Grades 9-12)	509	\$42,598	\$21,682,588
Special Day Class - Severe	7	\$91,774	\$642,418
Special Day Class - Non-Severe	73	\$61,320	\$4,476,360
Total - Construction Cost			\$68,115,868
Total School Facilities Cost			\$80,879,166
Alternative No. 2 Fee Multiplier			50%
Alternative No. 2 Facilities Cost			\$40,439,583

[1] Construction costs estimated by multiplying the Per Pupil Grant amounts listing in Table 13 by 2.

B. Total Square Foot of Future of Units

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost must be divided by the total square footage of assessable space for Non-Mitigated Future Units.

In order to project the total square footage of assessable space of the Non-Mitigated Future Units, the SFNA must estimate the average square footage of each unit type to be developed within the District. In the case of SFD units, *KeyAnalytics* analyzed the information provided from the Planning Agencies for the next five (5) years of development within the District. The average unit square footage permitted within the District was then multiplied by the number of Non-Mitigated Future Units expected to be built over the next (5) five years. Table 17 outlines the calculation of the total square footage of Non-Mitigated Future Units.

Table 17
Total Square Foot of Future Units

Unit Type	Non-Mitigated Future Units	Average Square Footage ^[1]	Total Square Footage
Single Family Detached (SFD)	2,778	2,161	6,002,900
Single Family Attached (SFA)	0	1,100	0
Multifamily (MFA)	260	1,100	286,000
Total	3,038	NA	6,288,900

[1] Based on the average square footage of tract homes expected to be built within the next 5 (five) years as provided by the Planning Agencies.

C. Alternative No. 2 Fee Per Square Foot

To calculate the Alternative No. 2 Fee, the Alternative No. 2 Fee School Facilities Cost was divided by the total square footage of Future Units. Table 18 outlines the calculation of the Alternative No. 2 Fee that may be adopted by the District.

Table 18
Alternative No. 2 Fee Per Square Foot

Item	Amount
Net Alternative No. 2 School Facilities Cost	\$40,439,583
Projected Non-Mitigated Residential Square Footage	6,288,900
Alternative No. 2 Fee Per Square Foot	\$6.43

VI. Alternative No. 3 Fee Calculation

The following section outlines the calculations required by Government Code Section 65995.5 (c) to justify the Alternative No. 3 Fee.

The Alternative No. 3 Fee is essentially equal to double the Alternative No. 2 Fee. For the purpose of calculating the Alternative No. 3 Fee, the amount identified in paragraph (2) of subdivision (c) of Government Code Section 65995.5 (i.e., local funds) are not subtracted from the Alternative No. 2 Fee School Facilities Cost. Tables 19A and 19B outlines the calculation of the Alternative No. 3 Fee that may be adopted by the District.

Table 19A
Alternative No. 3 School Facilities Cost

Item	Amount
Alternative No. 2 School Facilities Cost	\$40,439,583
Alternative No. 3 Fee Multiplier	200%
Alternative No. 3 School Facilities Cost	\$80,879,166

Table 19B
Alternative No. 3 Fee Per Square Foot

Item	Amount
Alternative No. 3 School Facilities Cost	\$80,879,166
Projected Non-Mitigated Residential Square Footage	6,288,900
Alternative No. 3 Fee Per Square Foot	\$12.86

VII. Satisfaction of Gov. Code Section 66000

Government Code Section 66001 “et seq.” sets forth the requirements for establishing, imposing and increasing development fees. Specifically, Government Code Section 66001 with respect to the imposition of development fees provides that any action establishing, increasing, or imposing a fee on new development shall do all of the following:

- Identify the purpose of the fee.
- Identify the use to which the fee is to be put.
- Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.
- Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.

A. New Residential Construction

The purpose of Alternative Fees is to provide necessary school facilities for students generated from Future Units over the next five (5) years. The Alternative Fees will be used to acquire land and construct new school facilities to accommodate growth that will be generated within the Future Units. In order to estimate the actual cost for new school facilities *KeyAnalytics* has utilized the District's experience and information provided by construction managers who work with public school districts in the area. The District's current estimate of school facility construction and site acquisition costs per square foot of future residential development (as calculated in Exhibit G) for a Single Family Detached unit equals \$23.01, \$21.52 for a Single Family Attached unit and \$12.11 for a Multifamily Unit. This “true” impact exceeds the Alternative Fee amounts identified herein and as provided for in SB 50. Therefore, this SFNA established that there is a reasonable relationship between the amount of the Alternative Fees and the Future Units upon which the fee is to be imposed.

This SFNA and the supporting documents establish that the Alternative Fees contained herein meet the statutory requirements and the District is justified in imposing these fees on new residential construction within unmitigated developments in order to provide the necessary school facilities.

B. Reconstruction

Reconstruction means the voluntary demolition of existing residential dwelling units or commercial/industrial construction and the subsequent construction of new residential dwelling units (“Reconstruction”).

The District acknowledges that Reconstruction projects, may occur within the next five-year period. In such a situation, the District shall levy school fees authorized pursuant to Education Code Section 17620 and Government Code Sections 65995 (“School Fees”) if there is a nexus established between the impact of the new residential dwelling units in terms of a net increase in students generated and the fee to be imposed. In other words, the School Fees must bear a nexus to the burden caused by the Reconstruction project.

The purpose of this section is to set forth a general policy for the levy of School Fees on future Reconstruction projects within the District.

1. Existing Residential Dwelling Units

To the extent Reconstruction increases the residential square footage beyond what was demolished (“New Square Footage”), the increase in square footage is subject to the applicable Alternative Fee as such construction is considered new residential development. As for the amount of square footage constructed that replaces only the previously constructed square footage (“Replacement Square Footage”), the determination of the applicable fee, if any, is subject to a showing that the Replacement Square Footage results in an increase in student enrollment and, therefore, an additional impact being placed on the District to provide school facilities for new student enrollment.

As of the date of this SFNA, the large-scale Reconstruction of residential development within the District has not occurred to the point where statistically significant data can be utilized to

determine if Replacement Square Footage increases student enrollment. Therefore, prior to the imposition of School Fees on Replacement Square Footage, the District may undertake an analysis on any future proposed project(s) and may amend/update this SFNA. Such analysis will examine the extent to which an increase in enrollment can be expected from Replacement Square Footage due to any differential in student generation rates as identified in the SFNA for the applicable unit types between existing square footage and Replacement Square Footage. To the extent it can be demonstrated that Replacement Square Footage will increase student enrollment, the District may then impose a fee on the Replacement Square Footage. This fee amount on Replacement Square Footage shall be calculated by determining the cost impacts associated with any growth in student enrollment from the Replacement Square Footage. Any such fee that is calculated for the Replacement Square Footage shall not exceed the Alternative Fee that is in effect at such time.

2. Existing Commercial/Industrial Construction

As with Reconstruction of existing residential dwelling units, there is not significant information regarding (i) the amount of Commercial/Industrial Reconstruction planned within the District over the next five years or (ii) historical levels, which might indicate the amount to be expected in the future. Due to the lack of information, the District has decided to evaluate the impacts of Commercial/Industrial Reconstruction projects on a case-by-case basis and will make a determination of whether a fee credit is justified based on the nature of the project.

The fee credit determination will be based upon a comparison of the impacts of the planned residential project and the existing land use category (i.e. retail and services, office, research and development, industrial/warehouse/manufacturing, hospital, hotel/motel or self-storage). The actual impacts of the planned residential project (taken from Exhibit F) will be reduced by the impact of the existing commercial/industrial category (derived from calculations contained in the current Commercial/Industrial Development School Fee Justification Study adopted by the

District). Any reduction to the Alternative Fee would only occur if the reduced amount falls below the Alternative Fee. In such a case, the District would levy the reduced amount per square foot of new residential construction for the subject Reconstruction project.

VIII. Conclusion and Statement of Findings

Based upon the data gathered by *KeyAnalytics* regarding future development within the boundaries of the District, student generation, school facilities costs and the methodology prescribed by the provisions of SB 50 in order to determine the school facilities impact from new residential development expected to occur during the next five years, District makes the following findings:

- The current and funded school facility capacity of the District is enough to house the current enrollment at the middle school grade levels but there is a shortage of 1,763 seats at the elementary school grade level.
- Based on the District's current estimate of school facility construction and site acquisition costs per the impact of future residential development creates a true impact of \$23.01 per square foot for Single Family Detached units, \$21.52 for Single Family Attached units and \$12.11 for Multifamily units.
- Based on the statutorily prescribed methodology an **Alternative No. 2 Fee of \$6.43** per square foot is authorized.
- In the event that state funding is not available, and District is authorized to collect Level III fees, the amount of the **Alternative No. 3 Fee will be \$12.86** per square foot.

Exhibit A

Current SAB Forms

ENROLLMENT CERTIFICATION/PROJECTION

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

SAB 50-01 (Rev. 09/04) Excel (Rev. 2/27/2003)

Page 3 of 3

SCHOOL DISTRICT

HESPERIA UNIFIED

COUNTY

SAN BERNARDINO

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

75044

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Part A. Enrollment Data - (districts or county superintendent of schools)

	3rd Previous	2nd Previous	Previous	Current
Grade	2003/04	2004/05	2005/06	2006/07
K	1,155	1,181	1,244	1,343
1	1,263	1,323	1,412	1,519
2	1,253	1,350	1,430	1,556
3	1,324	1,383	1,483	1,613
4	1,296	1,437	1,507	1,687
5	1,287	1,460	1,543	1,712
6	1,217	1,403	1,554	1,661
7	1,489	1,518	1,650	1,785
8	1,410	1,542	1,636	1,744
9	1,308	1,622	1,793	1,881
10	1,200	1,486	1,695	1,777
11	1,098	1,243	1,439	1,548
12	894	1,047	1,157	1,281
TOTAL	16,194	17,995	19,543	21,127

Part B. Pupils Attending Schools Chartered By Another District

	3rd Previous	2nd Previous	Previous	Current

Part C. Continuation High School - (districts only)

Grade	3rd Previous	2nd Previous	Previous	Current
9	16	24	31	40
10	55	53	79	88
11	125	107	99	99
12	54	98	73	78

Part D. Special Day Class Pupils - (districts or county superintendent of schools)

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR		17	MR		16
HH		1	HH		
DEAF			DEAF		
HI			HI		
SLI	12		SLI	6	
VI		3	VI		
SED		19	SED		8
OI			OI		
OHI		9	OHI		6
SLD	177		SLD	176	
DB			DB		
MH		2	MH		1
AUT		8	AUT		6
TBI			TBI		1
TOTAL	189	59	TOTAL	182	38

Part E. Special Day Class Enrollment - (county superintendent of schools only)

3rd Previous	2nd Previous	Previous	Current

Part F. Number of New Dwelling Units

5251

Part G. District Student Yield Factor

0.856

Part H. Five Year Projected Enrollment - School Facility Program Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
14,095	4,812	10,293	29,200

Projections - special day class pupils only

Elementary	Non-Severe	Severe	Secondary	Non-Severe	Severe
MR		22	MR		22
HH		1	HH		
DEAF			DEAF		
HI			HI		
SLI	15		SLI	8	
VI		4	VI		
SED		24	SED		11
OI			OI		
OHI		11	OHI		8
SLD	225		SLD	245	
DB			DB		
MH		3	MH		1
AUT		10	AUT		8
TBI			TBI		1
TOTAL	240	75	TOTAL	253	51

Part I.**One Year Projected Enrollment - State Relocatable Program**

Projections - (except special day class pupils only)

K-6	7-8	9-12	TOTAL
11,818	3,809	7,361	22,988

Projections - (special day class pupils only)

(Includes Severe & Non-Severe)

	Elementary	Secondary		Elementary	Secondary
MR	18	17	OI		
HH	1		OHI	10	6
DEAF			SLD	188	190
HI			DB		
SLI	13	6	MH	2	1
VI	3		AUT	9	6
SED	20	9	TBI		1
TOTAL			TOTAL	264	236

I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district.

If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42 (b), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction.

In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE

DATE

12/21/06

STATE OF CALIFORNIA

EXISTING SCHOOL BUILDING CAPACITY

SAB 50-02 (Rev. 09/02) Excel (Rev. 11/21/2002)

SCHOOL DISTRICT

HESPERIA UNIFIED

COUNTY

SAN BERNARDINO

STATE ALLOCATION BOARD

OFFICE OF PUBLIC SCHOOL CONSTRUCTION

Page 4 of 4

FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)

75044

HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

PART I - Classroom Inventory ☐ NEW ☐ ADJUSTED

	K-6	7-8	9-12	Non-Severe	Severe	Total
Line 1. Leased State Relocatable Classrooms						
Line 2. Portable Classrooms leased less than 5 years						
Line 3. Interim Housing Portables leased less than 5 years						
Line 4. Interim Housing Portables leased at least 5 years						
Line 5. Portable Classrooms leased at least 5 years						
Line 6. Portable Classrooms owned by district	172	56	115	22	2	367
Line 7. Permanent Classrooms	181	38	77	9	1	306
Line 8. Total (Lines 1 through 7)	353	94	192	31	3	673

PART II - Available Classrooms**Option A:**

a. Part I, line 4

b. Part I, line 5

c. Part I, line 6

d. Part I, line 7

e. Total (a, b, c, & d)

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 4						
b. Part I, line 5						
c. Part I, line 6	172	56	115	22	2	367
d. Part I, line 7	181	38	77	9	1	306
e. Total (a, b, c, & d)	353	94	192	31	3	673

Option B:

a. Part I, line 8

b. Part I, lines 1,2,5 and 6 (total only)

c. 25 percent of Part I, line 7 (total only)

d. Subtract c from b (enter 0 if negative)

e. Total (a minus d)

	K-6	7-8	9-12	Non-Severe	Severe	Total
a. Part I, line 8	353	94	192	31	3	673
b. Part I, lines 1,2,5 and 6 (total only)						367
c. 25 percent of Part I, line 7 (total only)						77
d. Subtract c from b (enter 0 if negative)	136	44	91	17	2	290
e. Total (a minus d)	217	50	101	14	1	383

PART III - Determination of Existing School Building Capacity

	K-6	7-8	9-12	Non-Severe	Severe
Line 1. Classroom capacity	5,425	1,350	2,727	182	9
Line 2. SER adjustment	186	46	94	6	
Line 3. Operational Grants					
Line 4. Greater of line 2 or 3	186	46	94	6	
Line 5. Total of lines 1 and 4	5,611	1,396	2,821	188	9

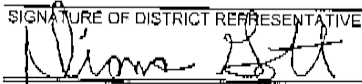
I certify, as the District Representative, that the information reported on this form is true and correct and that:

I am designated as an authorized district representative by the governing board of the district; and,

This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC).

In the event a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

12/21/06

SCHOOL DISTRICT	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory)
HESPERIA UNIFIED	75044
BUSINESS ADDRESS	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)
9144 Third Avenue	
CITY	COUNTY
Hesperia, CA 92345	SAN BERNARDINO

Part I - The following individual(s) have been designated as district representative(s) by school board minutes:

DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS
	(760) 244-4411 Ext. 310	
DISTRICT REPRESENTATIVE	TELEPHONE NUMBER	E-MAIL ADDRESS

Part II - New Construction Eligibility	<input type="checkbox"/> NEW	<input checked="" type="checkbox"/> ADJUSTED	K-6	7-8	9-12	Non-Severe	Severe
1. Projected Enrollment (Part G, Form SAB 50-01)			12,128	4,265	9,136	461	103
2. Existing School Building Capacity (Part III, line 5 of Form SAB 50-02)			5,611	1,396	2,821	188	9
3. New Construction Baseline Eligibility (line 1 minus line 2)			6,517	2,869	6,315	273	94


Part III - Modernization Eligibility ☐ NEW ☐ ADJUSTED

1. SCHOOL NAME:

Option A	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent classrooms at least 25 years old					
3. Portable classrooms at least 20 years old					
4. Total (lines 2 and 3)					
5. Multiply line 4 by: 25 for K-6, 27 for 7-8 and 9-12; 13 for non-severe and 9 for severe					
6. CBEDS enrollment at school					
7. Modernization eligibility (lesser of the totals of line 5 or 6)					

Option B	K-6	7-8	9-12	Non-Severe	Severe
2. Permanent space at least 25 years old (report by classroom or square footage)					
3. Portable space at least 20 years old (report by classroom or square footage)					
4. Total (lines 2 and 3)					
5. Remaining permanent and portable space (report by classroom or square footage)					
6. Total (lines 4 and 5)					
7. Percentage (divide line 4 by line 6)		0%			
8. CBEDS enrollment at school site					
9. Modernization eligibility (multiply line 7 by each grade group on line 8)					

I certify, as the District Representative, that the information reported on this form is true and correct and that:
I am designated as an authorized district representative by the governing board of the district; and:
A resolution or other appropriate documentation supporting this application under Chapter 12.5, Part 10, Division 1,
commencing with Section 17070.10, et seq., of the Education Code was adopted by the School District's Governing Board
on _____; and,
This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction (OPSC). In the event
a conflict should exist, then the language in the OPSC form will prevail.

SIGNATURE OF DISTRICT REPRESENTATIVE	DATE
	12/21/06

STATE OF CALIFORNIA
ENROLLMENT CERTIFICATION/PROJECTION
 SAB 50-01 (REV 05/09)

STATE ALLOCATION BOARD
 OFFICE OF PUBLIC SCHOOL CONSTRUCTION
 Page 6 of 6

SCHOOL DISTRICT Hesperia Unified	FIVE DIGIT DISTRICT CODE NUMBER (see California Public School Directory) 75044
COUNTY San Bernardino	HIGH SCHOOL ATTENDANCE AREA (HSAA) OR SUPER HSAA (if applicable)

Check one: ☐ Fifth-Year Enrollment Projection ☒ Tenth-Year Enrollment Projection

HSAA Districts Only - Check one: ☐ Attendance ☐ Residency

☐ Residency - COS Districts Only - (Fifth Year Projection Only)

☐ Modified Weighting (Fifth-Year Projection Only)

☐ Alternate Weighting - (Fill in boxes to the right):

3rd Prev. to 2nd Prev.	2nd Prev. to Prev.	Previous to Current

Part G. Number of New Dwelling Units
 (Fifth-Year Projection Only)

Part H. District Student Yield Factor
 (Fifth-Year Projection Only)

Part I. Projected Enrollment

1. Fifth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe			
Severe			
TOTAL			

2. Tenth-Year Projection

Enrollment/Residency - (except Special Day Class pupils)

K-6	7-8	9-12	TOTAL
14762	4370	8657	27789

Special Day Class pupils only - Enrollment/Residency

	Elementary	Secondary	TOTAL
Non-Severe	22	67	89
Severe	212	159	371
TOTAL	234	226	

Part A. K-12 Pupil Data

Grade	7th Prev. 2012 / 2013	6th Prev. 2013 / 2014	5th Prev. 2014 / 2015	4th Prev. 2015 / 2016	3rd Prev. 2016 / 2017	2nd Prev. 2017 / 2018	Previous 2018 / 2019	Current 2019 / 2020
K	1616	1511	1468	1844	1780	1897	1936	1888
1	1709	1608	1637	1549	1621	1593	1629	1691
2	1608	1721	1663	1634	1571	1637	1620	1661
3	1636	1664	1755	1643	1697	1625	1696	1679
4	1567	1656	1711	1769	1676	1721	1606	1708
5	1608	1585	1696	1726	1815	1751	1782	1671
6	1626	1624	1649	1714	1773	1848	1775	1794
7	1790	1847	1844	1889	1842	1985	2027	1942
8	1924	1843	1865	1871	1861	1905	1982	2015
9	2015	2051	1960	2013	1961	1947	1985	2099
10	1988	1985	2000	1910	1980	1963	1915	2059
11	1745	1825	1812	1771	1674	1756	1691	1736
12	1713	1707	1786	1773	1725	1655	1645	1616
TOTAL	22545	22627	22846	23106	22976	23283	23289	23559

Part B. Pupils Attending Schools Chartered By Another District

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
0	0	0	0	0	0	0	0

Part C. Continuation High School Pupils - (Districts Only)

Grade	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
9	4	2	1	1	0	1	2	0
10	35	19	38	188	20	16	18	10
11	205	173	188	214	193	164	141	183
12	314	349	286	281	328	307	292	255
TOTAL	558	543	513	684	541	488	453	448

Part D. Special Day Class Pupils - (Districts or County Superintendent of Schools)

	Elementary	Secondary	TOTAL
Non-Severe	18	61	79
Severe	174	145	319
TOTAL	192	206	

Part E. Special Day Class Pupils - (County Superintendent of Schools Only)

7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current
2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	2016 / 2017	2017 / 2018	2018 / 2019	2019 / 2020

Part F. Birth Data - (Fifth-Year Projection Only)

☐ County Birth Data ☐ Birth Data by District ZIP Codes ☐ Estimate ☐ Estimate ☐ Estimate

8th Prev.	7th Prev.	6th Prev.	5th Prev.	4th Prev.	3rd Prev.	2nd Prev.	Previous	Current

I certify, as the District Representative, that the information reported on this form and, when applicable, the High School Attendance Area Residency Reporting Worksheet attached, is true and correct and that:

- I am designated as an authorized district representative by the governing board of the district.
- If the district is requesting an augmentation in the enrollment projection pursuant to Regulation Section 1859.42.1 (a), the local planning commission or approval authority has approved the tentative subdivision map used for augmentation of the enrollment and the district has identified dwelling units in that map to be contracted. All subdivision maps used for augmentation of enrollment are available at the district for review by the Office of Public School Construction (OPSC).
- This form is an exact duplicate (verbatim) of the form provided by the Office of Public School Construction. In the event a conflict should exist, then the language in the OPSC form will prevail.

NAME OF DISTRICT REPRESENTATIVE (PRINT OR TYPE)

Dr. George Landon

SIGNATURE OF DISTRICT REPRESENTATIVE



DATE

4-20-2020

TELEPHONE NUMBER

(760) 244-4411 ext. 7238

E-MAIL ADDRESS

george.landon@hesperiausd.org

Exhibit B

SAB Eligibility Determination

Project Main Page

Return to Search Results

DSA eTracker:04-105551

Application:50/75044-00-001

County:San Bernardino

District:Hesperia Unified

Site:MESQUITE TRAILS ELEMENTARY

District Rep:Dr. George Landon

DetailsFund ReleasesBudget SummaryTransaction DetailModernization EligibilityNew Construction Eligibility

District Code	Attendance Area	Original SAB Approval Date				Recent SAB Approval
75044	0	10/22/2003				5/27/2020

SAB 50-03 New Construction Eligibility Information

New Construction Baseline Eligibility

Grade Level:	K - 6	7 - 8	9 - 12	Non-Severe	Severe
Established Eligibility:	3271	1608	2794	222	59
SAB Approvals/Adjustments:	5365	549	3295	-124	304
Remaining Eligibility:	8636	2157	6089	98	363

SAB 50-03 Eligibility Document Status/Dates

Status:	PM Complete
Date Signed:	7/17/2003
Date Received:	7/17/2003
SAB Approval Date:	10/22/2003

Exhibit C

Bonding Capacity Calculation

Hesperia Unified School District Bonding Capacity Analysis

Description	Amount
Total Secured Assessed Value of Property within the School District ^[1]	\$9,098,063,676
Bonding Capacity	\$227,451,592
Applicable Debt Limit 2.50%	
Total Bond Obligations as of July 1, 2021 ^[2]	\$103,041,000
Certificates of Participation \$95,116,000	
Community Facilities Districts 7,925,000	
Debt Obligations as a % of Bonding Capacity	45.30%

[1] Source: San Bernardino County Auditor Controller 2022/2023

[2] Source: District Audited Financial Statements for Fiscal Year ending June 30, 2022.

Exhibit D

Correspondence with Planning Agencies

Steven Gald

From: Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Sent: Wednesday, April 26, 2023 11:57 AM
To: Steven Gald
Subject: UNINCORPORATED HESPERIA USD - RESIDENTIAL DEVELOPMENT ANALYSIS

Good Day Mr. Gald,

Attached is revised residential development data for the unincorporated area of the Hesperia USD.

Please note that the total units, 40, is a downward estimate from the previous 77-unit estimate.

Thanks

RECORD ID	RECORD STATUS	DESCRIPTION	School District
PROJ-2020-00010	In Review	Tentative Parcel Map (4 and 1 remainder)	HESPERIA UNIFIED SCHOOL DISTRICT
PROJ-2020-00016	Approved	TENTATIVE PARCEL MAP (TPM) 20239 TO SUBDIVIDE 20 GROSS ACRES INTO FOUR (4) PARCELS AND ONE (1) REMAINDER PARCEL, IN OAK HILLS, NORTH OF MESQUITE STREET, WITHIN THE OAK HILLS COMMUNITY PLAN/SINGLE RESIDENTIAL (OH/RS) LAND USE ZONING DISTRICT; 1ST SUPERVISORIAL DISTRICT; APN: 3046-061-06; PROJECT NO.: PROJ-2020-00016	HESPERIA UNIFIED SCHOOL DISTRICT
PROJ-2020-00165	Approved	TENTATIVE PARCEL MAP (TPM 20149) TO SUBDIVIDE 9.98 GROSS ACRES INTO FOUR (4) PARCELS, IN HESPERIA, NORTH OF LARCH ROAD, WITHIN THE LAND USE CATEGORY AND ZONING DESIGNATION OF RURAL LIVING (RL); 1ST SUPERVISORIAL DISTRICT; APN: 0405-382-04; PROJECT NO.: PROJ-2020-00165 is approved and may be recorded in compliance with the conditions of approval, the approved stamped tentative map, and the required Composite Development Plan.	HESPERIA UNIFIED SCHOOL DISTRICT
PROJ-2021-00085	Decision Rendered	Tentative Tract Map 17256, a subdivision of 40 gross acres into 15 parcels for lot sales only, within the Oak Hills/Rural Living (OH/RL) zoning.	HESPERIA UNIFIED SCHOOL DISTRICT
PROJ-2021-00097	Approved	TENTATIVE PARCEL MAP (TPM) 20260) TO SUBDIVIDE 5 ACRES IN THE RURAL LIVING (RL) ZONING DISTRICT INTO TWO PARCELS IN THE UNINCORPORATED COMMUNITY OF OAK HILLS WITHIN THE CITY OF HESPERIA SPHERE OF INFLUENCE; 1ST SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2021-00097; APN(S): 0405-382-07	HESPERIA UNIFIED SCHOOL DISTRICT
PROJ-2022-00018	In Review		HESPERIA UNIFIED SCHOOL DISTRICT

PROJ-2022-00020	Approved	PROJ-2022-00020- TENTATIVE PARCEL MAP (TPM) TO SUBDIVIDE A SINGLE PARCEL INTO FOUR OR FEWER PARCELS (RANGING BETWEEN 2.3 TO 2.6 ACRE LOTS) ON APPROXIMATELY 4.9 ACRE LOT IN THE COMMUNITY OF OAK HILLS (DESERT REGION), 1st SUPERVISORIAL DISTRICT; APN: 0405-382-03-0000 ZONED RURAL LIVING..	HESPERIA UNIFIED SCHOOL DISTRICT
PROJ-2022-00114	In Review	TENTATIVE PARCEL (TPM) 20553 TO SUBDIVIDE APPROXIMATELY 5 ACRES INTO TWO PARCELS APPROXIMATELY 2.5 ACRES EACH ON A PROPERTY ZONED OAK HILLS/RURAL LIVING (OH/RL): APN 0357-571-16; SUPERVISORIAL DISTRICT 1	HESPERIA UNIFIED SCHOOL DISTRICT

David Prusch

Supervising Planner

Land Use Services Department

Phone: 909-387-4122

Cell: 909-601-4724

Fax: 909-387-3223

385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

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In its effort to assist Hesperia Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the City of Hesperia (the "City"):

☒ The City concurs with the residential development projections below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached (i.e. single family home)	2,174	2,150
Single Family Attached (e.g. condos, townhomes, etc.)	0	1,100
Multi-Family (i.e. apartments, duplexes, triplexes, etc.)	260	1,100

^[1] Excludes units designated as age restricted.

☐ The residential development projected by the City is listed below:

Unit Type	Project Number of Units ^[1]	Estimated Average Square Footage Per Units
Single Family Detached (i.e. single family home)		
Single Family Attached (e.g. condos, townhomes, etc.)		
Multi-Family (i.e. apartments, duplexes, triplexes, etc.)		

^[1] Excludes units designated as age restricted.

Signed, Ryan Leonard, of the City of Hesperia on 5/3/23

Printed Name: Ryan Leonard

Title: Senior Planner

In its effort to assist Hesperia Unified School District in preparing an updated School Facilities Needs Analysis in accordance with the guidelines of Government Code Sections 65995.5(c)(3), the City of Victorville (the "City"):

☐ The City concurs with the residential development projections below:

Unit Type	Project Number of Units ⁽¹⁾	Estimated Average Square Footage Per Units
Single Family Detached (i.e. single family home)	835	2,200
Single Family Attached (e.g. condos, townhomes, etc.)	0	NA
Multi-Family (i.e. apartments, duplexes, triplexes, etc.)	0	NA

⁽¹⁾ Excludes units designated as age restricted.

☒ The residential development projected by the City is listed below:

Unit Type	Project Number of Units ⁽¹⁾	Estimated Average Square Footage Per Units
Single Family Detached (i.e. single family home)	797	2,200
Single Family Attached (e.g. condos, townhomes, etc.)	0	N/A
Multi-Family (i.e. apartments, duplexes, triplexes, etc.)	0	N/A

⁽¹⁾ Excludes units designated as age restricted.

Signed, Alex Jauregui, of the City of Victorville on 4/26/2023

Printed Name: ALEX JAUREGUI

Title: ASSISTANT CITY PLANNER

Exhibit E

School Facilities Capacity Calculation

HESPERIA UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES CAPACITY ANALYSIS

State Application	Description	Elementary School	Middle School	High School
N/A	SAB Form 50-02	5,611	1,396	2,821
N/A	Non-Severe/Severe Capacity	106	30	61
N/A	Relocatables Added - Previously	25	0	27
N/A	Relocatables Added - 2005	100	216	459
N/A	Relocatables Added - 2007	100	0	27
N/A	Relocatables Added - 2008	50	0	0
N/A	Relocatables Added - 2016	10	0	0
N/A	Relocatables Added - 2019	50	0	0
50/75044-00-001	Mesquite Trails Elementary	105	0	0
50/75044-00-002	Mesa Grande Elementary	100	0	0
50/75044-00-003	Kingston Elementary	100	0	0
50/75044-00-004	Cypress Academy	600	0	0
50/75044-00-005	Carmel Elementary	5	0	0
50/75044-00-006	Joshua Circle Elementary	20	0	0
50/75044-00-007	Hesperia High School	0	0	35
50/75044-00-008	Hesperia Junior High School	0	18	0
50/75044-00-009	Juniper Elementary	9	0	0
50/75044-00-010	Carmel Elementary	25	0	0
50/75044-00-011	Juniper Elementary	39	0	0
50/75044-00-012	Joshua Circle Elementary	25	0	0
50/75044-00-013	Maple Elementary	50	0	0
50/75044-00-014	Hollyvale Elementary	67	0	0
50/75044-00-015	Hesperia Junior High School	0	112	0
50/75044-00-016	Eucalyptus Elementary	73	0	0
50/75044-00-017	Ranchero Middle School	0	270	0
50/75044-00-018	Cottonwood Elementary	39	0	0
50/75044-00-019	Hesperia High School	0	0	234
50/75044-00-020	Sultana High School	0	0	54
50/75044-00-021	Summit Elementary	510	0	0
50/75044-00-022	Sultana High School	0	0	270
50/75044-00-023	Hesperia High School	0	0	270
50/75044-00-024	Mission Crest Elementary	875	0	0
50/75044-00-025	Cedar Middle	0	1,755	0
50/75044-00-026	Topaz Elementary	24	0	0
50/75044-00-027	Mojave Continuation School	0	0	54
50/75044-00-028	Oak Hills High School	0	0	3,051
50/75044-00-029	Hesperia High School	0	0	216
50/75044-00-030	Oak Hills High School	0	0	189
50/75044-00-031	Krystal Elementary School	850	0	0

**HESPERIA UNIFIED SCHOOL DISTRICT
SCHOOL FACILITIES CAPACITY ANALYSIS**

State Application	Description	Elementary School	Middle School	High School
50/75044-00-032	Cypress Elementary School	300	0	0
50/75044-00-033	Mission Crest Elementary	63	0	0
50/75044-00-034	Hesperia Junior High School	0	246	0
50/75044-00-035	Maple Elementary School	52	0	0
50/75044-00-036	Topaz Elementary	42	0	0
Total Capacity		10,025	4,043	7,768

Exhibit F

**Excess Capacity
Seat Allocation**

Hesperia Unified School District Excess Capacity Allocation Analysis

Table 1: Current Surplus Capacity Calculation

Item	Amount
2022/2023 Student Enrollment	22,962
Elementary School (Grades K-6)	11,788
Middle School (Grades 7-8)	3,442
High School (Grades 9-12)	7,732
2022/2023 Facilities Capacity	21,836
Elementary School (Grades K-6)	10,025
Middle School (Grades 7-8)	4,043
High School (Grades 9-12)	7,768
2022/2023 Excess Capacity	(1,126)
Elementary School (Grades K-6)	(1,763)
Middle School (Grades 7-8)	601
High School (Grades 9-12)	36

Table 2: Allocation of Planned Residential Units Based on Timeline

Unit Type	Future Units (≤ 5 Years)	Total Units (SCAG) ^[1]
Single Family Detached (SFD)	3,011	15,248
Single Family Attached (SFA)	0	1,089
Multifamily (MF)	260	5,446
Total	3,271	21,783

[1] The Southern California Association of Governments ("SCAG"), as well as Planning Agencies, the School District can expect an additional 18,437 residential units to be constructed beyond the next five (5) years. SCAG does not compile information based on unit type, therefore the total residential units have been allocated to different unit types based on the current residential projects within the School District (SFD = 70%, SFA = 5%, MFA = 25%).

Hesperia Unified School District Excess Capacity Allocation Analysis

Table 3: Allocation of Student Generation Based on Timeline

Item	Student Generated Future Units (≤ 5 Years)	Student Generated Total Units
Middle School (Grades 7-8)	343	1,917
Single Family Detached (SFD)	335	1,699
Single Family Attached (SFA)	0	52
Multifamily (MF)	8	167
High School (Grades 9-12)	581	3,342
Single Family Detached (SFD)	567	2,871
Single Family Attached (SFA)	0	168
Multifamily (MF)	14	303
Percent of Students Generated		
Middle School (Grades 7-8)	17.91%	100.00%
High School (Grades 9-12)	17.40%	100.00%

Table 4: Allocation of Excess Capacity to Students Generated from Future Units

School Level	Excess Capacity
Elementary School (Grades K-6)	NA
Middle School (Grades 7-8)	108
High School (Grades 9-12)	6
Total	114

Hesperia Unified School District Excess Capacity Allocation Analysis

Table 5: Allocation of Future Units Based on Mitigation Status

Units Type	Non-Mitigated Future Units	Total Future Units
Single Family Detached (SFD)	2,778	3,011
Single Family Attached (SFA)	0	0
Multifamily (MF)	260	260
Total	3,038	3,271

Table 6: Allocation of Student Generation Based on Mitigation Status

Item	Student Generated Non-Mitigated Units	Student Generated Total Units
Elementary School (Grades K-6)	1,102	1,192
Single Family Detached (SFD)	1,077	1168
Single Family Attached (SFA)	0	0
Multifamily (MF)	25	25
Middle School (Grades 7-8)	317	343
Single Family Detached (SFD)	309	335
Single Family Attached (SFA)	0	0
Multifamily (MF)	8	8
High School (Grades 9-12)	537	581
Single Family Detached (SFD)	523	567
Single Family Attached (SFA)	0	0
Multifamily (MF)	14	14
Percent of Students Generated		
Elementary School (Grades K-6)	92.43%	100.00%
Middle School (Grades 7-8)	92.32%	100.00%
High School (Grades 9-12)	92.36%	100.00%

Table 7: Allocation of Excess Capacity to Students Generated from Non-Mitigated Future Units

School Level	Excess Capacity
Elementary School (Grades K-6)	NA
Middle School (Grades 7-8)	99
High School (Grades 9-12)	6
Total	105

Exhibit G

Estimate of Actual School Facilities Cost

**Hesperia Unified School District
Estimated Actual School Facilities Cost
Per Square Foot**

Single Family Detached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades K-6)	0.3878	\$58,558	\$22,709
Middle School (Grades 7-8)	0.1114	\$77,005	\$8,578
High School (Grades 9-12)	0.1883	\$97,859	\$18,427
Total	0.6875	NA	\$49,714
Average Square Footage Per Unit			2,161
"True" Cost Per Single Family Detached Unit			\$23.01

Single Family Attached Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades K-6)	0.0833	\$58,558	\$4,878
Middle School (Grades 7-8)	0.0476	\$77,005	\$3,665
High School (Grades 9-12)	0.1546	\$97,859	\$15,129
Total	0.2855	NA	\$23,672
Average Square Footage Per Unit			1,100
"True" Cost Per Single Family Attached Unit			\$21.52

Multifamily Units

School Level	Student Generation Rate	"True" Cost Per Student	"True" Cost Per Units
Elementary School (Grades K-6)	0.0944	\$58,558	\$5,528
Middle School (Grades 7-8)	0.0306	\$77,005	\$2,356
High School (Grades 9-12)	0.0556	\$97,859	\$5,441
Total	0.1806	NA	\$13,325
Average Square Footage Per Unit			1,100
"True" Cost Per Multifamily Unit			\$12.11

**Hesperia Unified School District
Estimated Actual School Facilities Cost
Elementary School Facility**

A. Site			\$1,447,400
	Site Purchase Price	\$1,382,400	
	Acres	14.40	
	Cost Per Acre	\$96,000	
	EIR	\$30,000	
	Appraisals	\$15,000	
	Surveys	\$10,000	
	Escrow/Title	\$10,000	
B. Plans			\$1,855,725
	Architect's Fee	\$1,569,375	
	Preliminary Testing	\$20,000	
	DSA/SDE Plan Check	\$232,004	
	CDE Plan Check Fees	\$19,346	
	Energy Fee Analysis	\$15,000	
C. Construction			\$34,989,075
	Square Feet Per Student	75	
	Cost Per Square Foot	\$633	
D. Testing			\$100,000
E. Inspection			\$180,000
	Cost Per Month (1 inspector)	\$15,000	
	Months	12	
F. Furniture and Equipment			\$699,782
	2% of Construction		
G. Contingency			\$1,749,454
	5 % of Construction	5.00%	
H. Items Not Funded By State			\$2,135,970
	Technology (5% of Construction)	\$1,749,454	
	Library Books (8 books/student @ \$15)	\$88,440	
	Landscaping (\$0.44 per Sq. Ft.)	\$275,996	
	Landscaping Architect Fees (8% of Landscaping)	\$22,080	
I. Total Estimated Cost			\$43,157,405
	School Facility Capacity	737	
	School Facility Cost Per Student	\$58,558	

**Hesperia Unified School District
Estimated Actual School Facilities Cost
Middle School Facility**

A. Site			\$1,975,400
	Site Purchase Price	\$1,910,400	
	Acres	19.90	
	Cost Per Acre	\$96,000	
	EIR	\$30,000	
	Appraisals	\$15,000	
	Surveys	\$10,000	
	Escrow/Title	\$10,000	
B. Plans			\$3,592,956
	Architect's Fee	\$3,038,025	
	Preliminary Testing	\$45,000	
	DSA/SDE Plan Check	\$445,024	
	CDE Plan Check Fees	\$39,907	
	Energy Fee Analysis	\$25,000	
C. Construction			\$70,073,100
	Square Feet Per Student	100	
	Cost Per Square Foot	\$633	
D. Testing			\$200,000
E. Inspection			\$405,000
	Cost Per Month (1.5 inspectors)	\$22,500	
	Months	18	
F. Furniture and Equipment			\$1,401,462
	2% of Construction		
G. Contingency			\$3,503,655
	5% Percent of Construction	5.00%	
H. Items Not Funded By State			\$4,092,699
	Technology (5% of Construction)	\$3,503,655	
	Library Books (8 books/student @ \$20)	\$177,120	
	Landscaping (\$0.44 per Sq. Ft.)	\$381,411	
	Landscaping Architect Fees (8% of Landscaping)	\$30,513	
I. Total Estimated Cost			\$85,244,272
	School Facility Capacity	1,107	
	School Facility Cost Per Student	\$77,005	

**Hesperia Unified School District
Estimated Actual School Facilities Cost
High School Facility**

A. Site			\$5,163,800
	Site Purchase Price	\$5,068,800	
	Acres	52.80	
	Cost Per Acre	\$96,000	
	EIR		\$50,000
	Appraisals		\$15,000
	Surveys		\$15,000
	Escrow/Title		\$15,000
B. Plans			\$8,646,001
	Architect's Fee	\$7,406,250	
	Preliminary Testing	\$70,000	
	DSA/SDE Plan Check	\$1,038,688	
	CDE Plan Check Fees	\$101,063	
	Energy Fee Analysis	\$30,000	
C. Construction			\$174,075,000
	Square Feet Per Student	125	
	Cost Per Square Foot	\$633	
D. Testing			\$350,000
E. Inspection			\$720,000
	Cost Per Month (1.5 inspectors)	\$30,000	
	Months	24	
F. Furniture and Equipment			\$3,481,500
	2% of Construction		
G. Contingency			\$8,703,750
	5% Percent of Construction	5.00%	
H. Items Not Funded By State			\$14,148,695
	Technology (5% of Construction)	\$8,703,750	
	Library Books (8 books/student @ \$20)	\$352,000	
	Landscaping (\$0.44 per Sq. Ft.)	\$1,011,986	
	Landscaping Architect Fees (8% of Landscaping	\$80,959	
	Stadium/Track	\$4,000,000	
I. Total Estimated Cost			\$215,288,746
	School Facility Capacity		2,200
	School Facility Cost Per Student		\$97,859